

Prepared by: Community Development Department, 209 Pearl Street, Co. Bluffs, IA Phone: 328-4630
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA Phone: 328-4616

RESOLUTION NO. 97-293

A RESOLUTION TO AMEND THE FUTURE LAND USE MAP IN THE 1994 COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF APPROXIMATELY 170 ACRES ON THE SOUTH SIDE OF HIGHWAY 6 WEST OF INTERSTATE 80 FROM PUBLIC/SEMI-PUBLIC USE, HIGHWAY/GENERAL COMMERCIAL USE, AND 1 AND 2 FAMILY RESIDENTIAL TO LIGHT INDUSTRIAL USE.

WHEREAS, this council adopted the 1994 Comprehensive Plan on August 22, 1994, in Resolution 94-203; and

WHEREAS, the 1994 plan designated as public/semi-public use, highway/general commercial use, and 1 and 2 family residential approximately 170 acres south of highway 6 and west Interstate 80 legally described and depicted on Attachments 'A' and 'B'; and

WHEREAS, Iowa Western Community College (IWCC) owns 56 acres of this tract and has proposed rezoning and an amendment to the comprehensive plan to permit the development of a light industrial project; and

WHEREAS, this area has been largely undeveloped and underutilized since it was annexed and zoned by the city; and

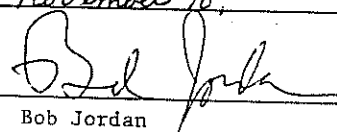
WHEREAS, amendment of the comprehensive plan to allow for light industrial development in this area will help the city provide needed economic development and will be in the best interest of the city.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the future land use map in the 1994 Comprehensive Plan is amended to change the designation of the 170 acre parcel described and depicted in Attachments 'A' and 'B' from public/semi-public use, highway/general commercial use, and 1 and 2 family residential to light industrial use.

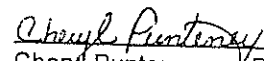
ADOPTED
AND

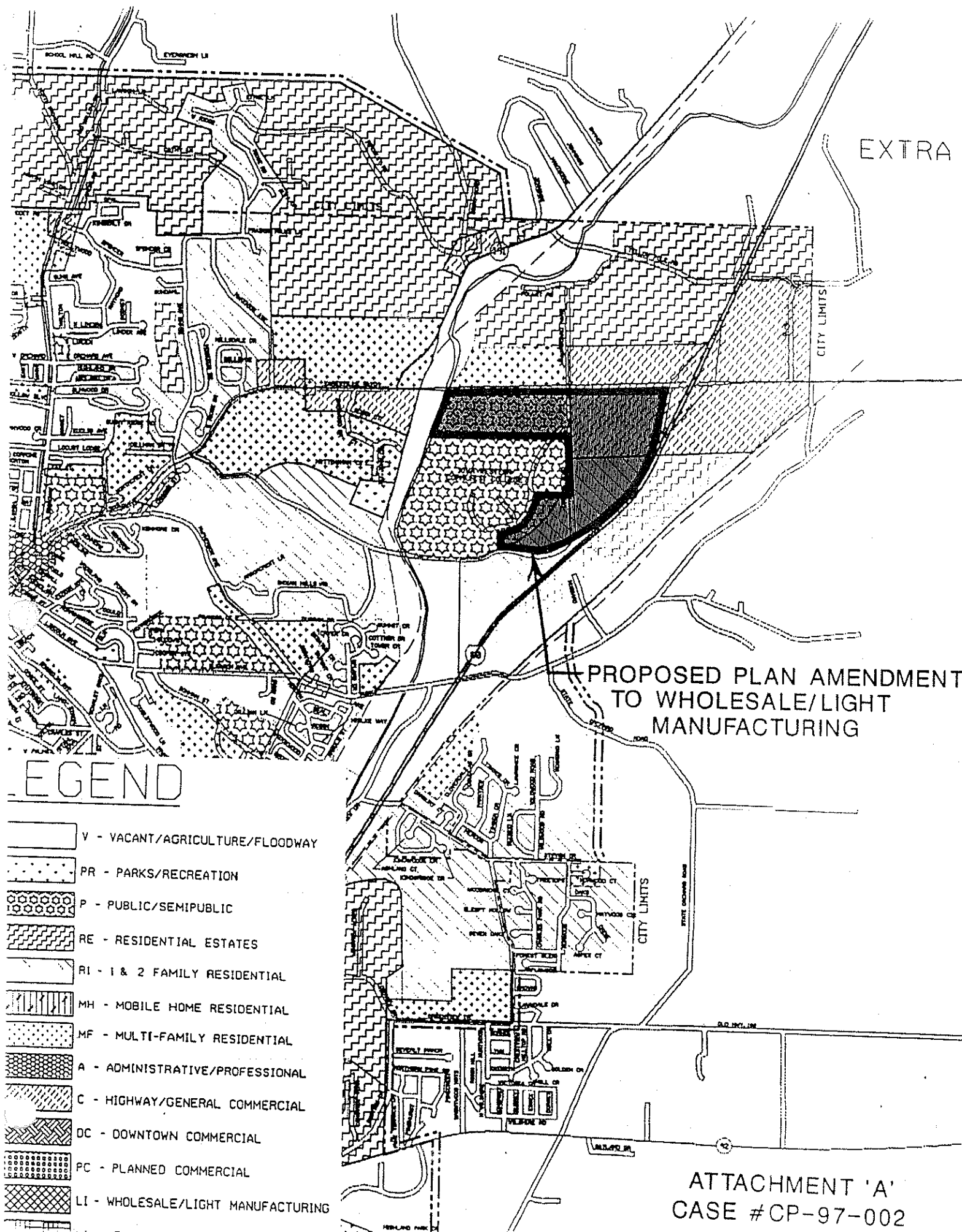
APPROVED November 20, 1997


Bob Jordan

Mayor Pro-Tem

ATTEST:


Cheryl Puntene Deputy City Clerk



The map illustrates a proposed rezoning of a large rectangular parcel from A-2 to WM. The parcel is outlined with a dashed line. Surrounding areas are labeled A-2, C-2, PC, and WM. A curved arrow points from the text "REQUESTED REZONING FROM A-2 TO WM" to the dashed boundary. The map also shows a road, a river, and a compass rose.

ATTACHMENT 'B'
CASE # ZC-97-018